



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

DETERMINATION OF SIGNIFICANCE STAFF REPORT

| | |
|----------------------|---------------------------------------|
| Site: | 28 Clyde Street |
| Case: | HPC 2019.023 |
| Applicant Name: | Richard Monagle, RJM Development, LLC |
| Date of Application: | April 2, 2019 |
| Recommendation: | Significant |
| Hearing Date: | May 21, 2019 |

I. Historical Association

Historical Context: Clyde, Murdock, and Warwick streets may have been developed as a small neighborhood of houses adjacent to the Tufts Brick Manufacturing Company, owned by the Tufts family was located nearby on Cedar Street. The brickyard was fully exploited by 1858 when Asa Murdock, Cambridge dry goods dealer had the neighborhood surveyed and platted into roughly 7500 SF parcels. By 1874 the neighborhood was mostly built out with the cottages set on large yards with sufficient space to keep a few animals and grow produce. The purchasers were primarily laborers of Irish and Scottish descent as can be seen in the 1880 Census.



Brick making in Somerville was one of the earliest industries which was in its prime from 1860-1880. After the Great Fire of Boston all buildings were required to be constructed of non-flammable materials. By 1900 only one company, the Sanborn Brick Company remained in Somerville.

28 Clyde Street first appears on the 1874 Hopkins Maps, City Directory and deed research place the building on the site by 1869 when Patrick Manning is listed. The Manning family lived at 28 Clyde Street until at least 1984 when Josephine Manning passed away. The most recent owners, the Reardons lived there from 1929 to at least 1985 and owned the property until 2016. See attached spreadsheet for more detail.



Architectural Description: The building is a 1 ½ story cottage with a side hall entry plan layout a full width porch was added in 1932. The siding is a wide painted shingle. There are 2 metal pre-fabricated garages of unknown dates.

Summary: The building illustrates the simplicity of workers housing. , but is clad in wood shingle siding with replacement doors and windows. There is a new larger front porch. The owners/occupants were laborers to blue collar workers.

Findings on Historical Association

*For a Determination of Significance, the subject building must be found either (a) **importantly associated with people, events or history** or (b) historically or architecturally significant (Ordinance 2003-05, Section 2.17.B). Findings for (b) are at the end of the next section.*

(a) In accordance with the historic information obtained from *Findings on Historical Association*, which utilizes historic maps/atlasses, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, such as *Somerville Past and Present*, Staff find 28 Clyde to be importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.

The subject building is found importantly associated with the broad architectural, cultural, economic and social history of the City due to the association of the property with workers and the Boston Brick Company, whose location and employment opportunity prompted the development of this small neighborhood of working class housing.

II. Historical and Architectural Significance

The findings for historical and/or architectural significance of a historic property address the period, style, method of building construction and association with a reputed architect or builder of the subject property, either by itself or in the context of a group of buildings or structures (Ordinance 2003-05, Section 2.17.B).

The period of significance for 28 Clyde Street begins at the time of construction, c. 1869, and extends into the twentieth century as this dwelling continues to house the working class, and more particularly, laborers of the working class such as the first owner, Patrick Manning, laborer and family, residents from 1869, and the Reardon family residents from 1920-current time.

The building illustrates characteristics of a simplified style with a wood frame and is not associated with a reputed architect or builder. The subject building is located within a context of buildings and structures which, together, create a setting that reflects the character of the place in which the subject building played a historical role, i.e. working class housing for laborers of the Boston Brick Company.

Integrity

The National Park Service identifies historic integrity as the ability of a property to convey significance. A property should possess sufficient integrity to convey, represent or contain the values and qualities for which it is judged significant; therefore, the following is an identification and evaluation of these qualities and alterations as they affect the ability of the subject property to convey significance.

- (a) Location: Clyde Street is located in a section of the city referred on the original deeds as the Patch. The neighborhood was built on brickyards and is self-contained. The spatial relationship of this dwelling to other buildings and the streetscape is similar along the length of the Clyde streetscape, which is a typical within this working class neighborhood.
- (b) Design: The house is a simple side-hall entry plan dwelling of 1 ½ stories.
- (c) Materials: The materials that compose this wood-framed dwelling represent preferences of those who created the dwelling as well as later owners and occupants. While a majority of the material has been replaced, such as windows and doors, original materials may still exist beneath siding.
- (d) Alterations: Siding, windows, and a new porch have been added to the property.
- (e) Evaluation of Integrity: Alterations, such as replacement windows and the rear ell, have modified the exterior appearance of this single-family dwelling over the years. However, this building retains a number of qualities that continue to convey both historic and architectural significance, such as the location of the structure on the lot and the spatial relationships between the subject dwelling and other dwellings along Clyde Street. Other qualities that convey significance include the original form and massing, fenestration pattern for various façades, and the side-hall interior plan, which is understood from the exterior.

Does the subject parcel represent a distinguishable entity whose components may lack individual distinction?

Does the subject parcel represent an established and familiar visual feature of the neighborhood, community or region due to its singular physical characteristics or landscape?

Findings for Historical and Architectural Significance

*For a Determination of Significance, the subject building must be found either (a) importantly associated with people, events or history or (b) **historically or architecturally significant** (Ordinance 2003-05, Section 2.17.B). Findings for (a) can be found at the end of the previous section.*

(b) In accordance with the *Finding on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, which assess the ability of the property to convey significance, Staff find 28 Clyde Street historically or architecturally significant.

The subject building is found historically and architecturally significant due to the ability of the subject parcel to convey significance regarding location in a group of similar buildings and design.

III. Recommendation

Recommendations are based upon an analysis by Historic Preservation Staff of the permit application and the required findings for the Demolition Review Ordinance, which requires archival and historical research, and an assessment of historical and architectural significance, conducted prior to the public meeting for a Determination of Significance. This report may be revised or updated with a new recommendation and/or findings based upon additional information provided to Staff or through further research.

For a Determination of Significance, the structure must be either (A) listed on the National Register or (B) at least 50 years old.

(A) The structure is NOT listed on or within an area listed on the National Register of Historic Places, nor is the structure the subject of a pending application for listing on the National Register.

OR

(B) The structure, circa 1869, is at least 50 years old.

AND

For a Determination of Significance under (B), the subject building must be found either (a) importantly associated with people, events or history or (b) historically or architecturally significant.

(a) In accordance with the *Findings on Historical Association*, which utilizes historic maps/atlas, City reports and directories, and building permit research, and through an examination of resources that document the history of the City, **Staff recommend that the Historic Preservation Commission find 28 Clyde Street importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth.**

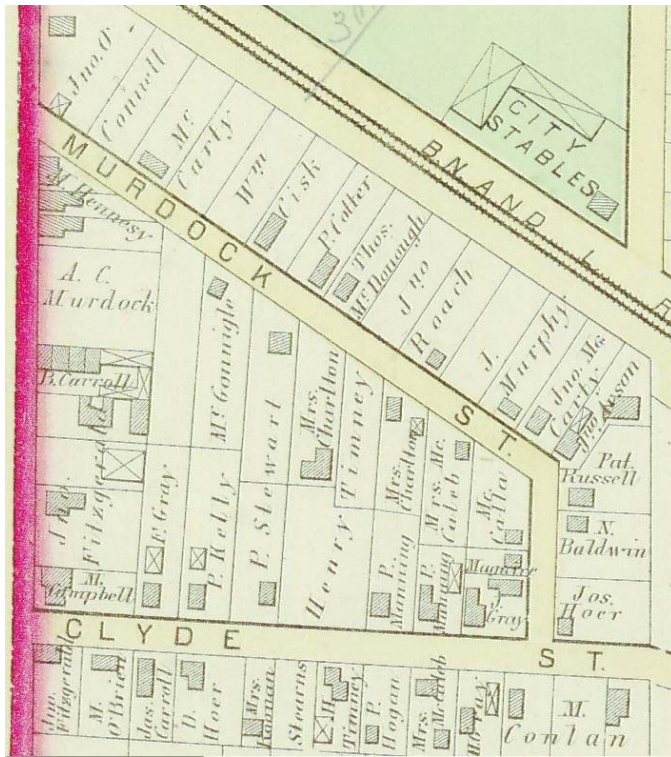
The building illustrates characteristics of a simplified style with a wood frame house constructed for laborers and workers, and is not associated with a reputed architect or builder. The subject building is located within a context of buildings and structures which, together, create a setting that reflects the character of the place in which the subject building played a historical role, i.e. working class housing for laborers of the Boston Brick Company.

OR

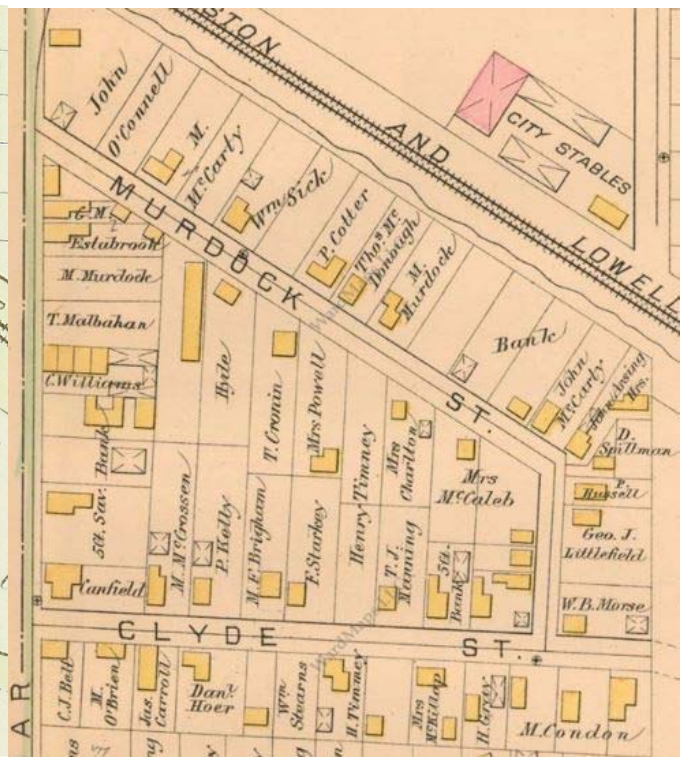
(b) In accordance with the *Findings on Historical and Architectural Significance*, which addresses period, style, method of building construction, and association with a reputed architect or builder, either by itself or in the context of a group of buildings or structures, as well as integrity, the ability to convey significance, **Staff recommend that the Historic Preservation Commission find 28 Clyde Street historically and architecturally significant.**

The subject building is found historically and architecturally significant due to the ability of the subject parcel to convey significance regarding location in a group of similar buildings and design.





1874 Hopkins Plate 14-15



1884 Hopkins Plate 1



1895 Bromley Plate 15





| Dwelling Number | LOCATION | O/R | NAME | AGE | PLACE OF BIRTH OCCUPATION | Immigration Year | SOURCE | NOTES |
|-----------------|-----------------|-----|---|-----|------------------------------|------------------|--------------------------------|---|
| | Clyde Street | | Patrick Manning | | Laborer | | 1869 City Directory | |
| 75/89 | Clyde Street | | Patrick Manning | 55 | Laborer | Ireland | 1870 US Census | |
| 75/89 | Clyde Street | | Bridget Manning | 54 | Keeping House | Ireland | 1870 US Census | |
| 75/89 | Clyde Street | | Patrick Manning | 27 | Laborer | Ireland | 1870 US Census | |
| 75/89 | Clyde Street | | Michael Manning | 22 | Laborer | Ireland | 1870 US Census | |
| 75/89 | Clyde Street | | Thomas Manning | 21 | Laborer | Ireland | 1870 US Census | |
| 75/89 | Clyde Street | | Bernard Manning | 19 | Laborer | Ireland | 1870 US Census | |
| 75/89 | Clyde Street | | Mary Ann Manning | 17 | Laborer | Ireland | 1870 US Census | |
| | | O | Thomas J. Manning | | | | 1874 Deed 1328/656 | Patrick Manning |
| | | O | P. Manning | | | | 1874 Hopkins Atlas Plate 30-31 | |
| 325/358 | Clyde Street | | Patrick Conif | 40 | Laborer | Ireland | 1880 US Census | |
| 325/358 | 28 Clyde Street | | Thomas Manning | 35 | Laborer | Massachusetts | 1880 US Census | |
| 325/358 | Clyde Street | | Edward Boro | 27 | Laborer | Massachusetts | 1880 US Census | |
| 325/358 | Clyde Street | | Margaret Boro | 25 | | Massachusetts | 1880 US Census | |
| 325/358 | Clyde Street | | Mellia Boro | 5 | | Massachusetts | 1880 US Census | |
| 325/358 | Clyde Street | | Edward Boro | 3 | | Massachusetts | 1880 US Census | |
| 325/358 | Clyde Street | | William Boro | 0 | | Massachusetts | 1880 US Census | |
| | 28 Clyde Street | | Thomas J. Manning | | | | 1890 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | Laborer | | 1892 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | Laborer | | 1893 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1897 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1898 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1899 City Directory | |
| | | O | T.J. Manning | | | | 1900 Stadly Atlas Plate 15 | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1901 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1902 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1903 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1904 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1905 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1906 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1907 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1908 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1909 City Directory | |
| | 28 Clyde Street | O | Thomas J. Manning | 61 | City Teamster | Ireland | 1910 US Census | |
| | 28 Clyde Street | | Christina B. Manning | 49 | | Ireland | 1910 US Census | |
| | 28 Clyde Street | | Josephine Manning | 18 | Packer, Candy Store | Massachusetts | 1910 US Census | Adopted daughter |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1911 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1912 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1913 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1914 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | City Teamster | | 1915 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | Stableman | | 1916 City Directory | |
| | 28 Clyde Street | | Christine Manning | | Wife of Thomas J. Manning | | 1917 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | Stableman | | 1917 City Directory | |
| | 28 Clyde Street | | Christine Manning | | Wife of Thomas J. Manning | | 1918 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | | | 1918 City Directory | |
| | 28 Clyde Street | | Christine Manning | | Wife of Thomas J. Manning | | 1919 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | | | 1919 City Directory | |
| | 28 Clyde Street | | Christine Manning | | Wife of Thomas J. Manning | | 1920 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | | | 1920 City Directory | |
| | 28 Clyde Street | | Josephine M. Manning | | Clerk | | 1924 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | | | 1924 City Directory | |
| | 28 Clyde Street | | Josephine M. Manning | | Clerk | | 1925 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | | | 1925 City Directory | |
| | 28 Clyde Street | | Josephine M. Manning | | Clerk | | 1927 City Directory | |
| | 28 Clyde Street | | Thomas J. Manning | | | | 1927 City Directory | |
| | | | Josephine M. Manning | | | | 1927 Probate #166,082 | Estate of Thomas J. Manning |
| | 28 Clyde Street | | Christine M. Reardon | | Wife of Henry L. Reardon | | 1929 City Directory | |
| | 28 Clyde Street | | Henry L. Reardon | | Machinist | | 1929 City Directory | |
| | 28 Clyde Street | | Josephine M. Manning | | Foreman | | 1929 City Directory | |
| | 28 Clyde Street | | J. Manning | | | | 1932-1-2 Building Permit | Rebuilding presnt piazza & increasing size, asphalt |
| | 28 Clyde Street | | Christine M. Reardon | | Wife of Henry L. Reardon | | 1933 City Directory | |
| | 28 Clyde Street | | Henry L. Reardon | | Boat Builder | | 1933 City Directory | |
| | 28 Clyde Street | | Josephine M. Manning | | Foreman | | 1933 City Directory | |
| | 28 Clyde Street | | J. Manning | | | | 1936-1-75 Building Permit | Cement floors |
| | 28 Clyde Street | | Christine M. Reardon | | Wife of Leo H. Reardon | | 1940 City Directory | |
| | 28 Clyde Street | | Josephine M. Manning | | Foreman | | 1940 City Directory | |
| | 28 Clyde Street | | Leo H. Reardon | | Laborer | | 1940 City Directory | |
| | 28 Clyde Street | O | Christine M. Reardon & Josephine M. Manning | | | | 1946 Deed 7070/212 | from Josephine M. Manning |
| | 28 Clyde Street | | J. Manning | | | | 1947-1-166 Building Permit | Reside with insulbrick |
| | 28 Clyde Street | | C. Reardon | | | | 1972-2-588 Building Permit | Apply GAF siding |
| | 28 Clyde Street | O | Christine M. Reardon & Josephine M. Manning | | | | 1984 Deed 15720/540 | from Christine M. Reardon & Josephine M. Manning |
| | 28 Clyde Street | O | Christine M. Reardon | | | | 1984 Probate | Josephine M. Manning died 1984 |
| | 28 Clyde Street | O | Leo F. Reardon & Christine M. Reardon | | | | 1985 Deed 16011/309 | from Christine M. Reardon |
| | 28 Clyde Street | O | Anne C. Dicey | | | | 2016 Deed 67772/263 | from Leo F. Reardon |